NEW PUBLICATIONS.

A FRENCHMAN ON THE EMOTIONS.

THE PSYCHOLOGY OF THE EMOTIONS. By Th. Ribot, Professor at the College of France, Editor of the "Revue Philosophique." Octavo, pp. 455. Charles Scribner's Sons.

M. Ribot is an eminent representative of the school of psychologists for whom that science is a province of physiology and dependent thereon for the solution of its problems; in a word, the professors of psychology without a psyche, or soul. That physiology has illuminated and enriched psychology is undeniable; that it has annexed it, or can, is a claim of overenthusiastic specialists

Professor Ribot's present work, whatever be its defects, is, at any rate, an claborate exploration of a field hitherto comparatively neglected. Moreover, his main thesis is incontestable, viz.: "All states of feeling are the direct and immediate expression of the vegetative (i. e., rudimentary) life." In other words, feeling, or sentiency, is the primor-dial quality which life manifests to the observer. dial quality which life manifestation. But here seneral agreement ends. Divergence begins in the question of the essential nature of these states of feeling. According to M. Ribot. "they have a totally different origin" from intelligence. Taking up at the outset the lowest form of life in the cell, its vital or organic sensibility, "which is an embryonic form of conscious sensibility and supports it." is said to be most probably "explained on physicochemical grounds." This sheerly materialistic bypothesis to account for the primitive phenomena of life is characteristic of M. Ribot's school, and, of course, affects all its conclusions. The dilemma which he puts, that either sensibility or intelligence of mind were involved and latent in the sensibility from the first, its subsequent emergence is rationally inexplicable. One may well say. "If there had ne'er been mind, then mind had never been."

It was a saying of Professor Blackie that no man could be truly understood by another except through the medium of sympathy. Human phenomena are likewise dependent on sympathy for just appreciation. Here is M. Ribot's disqualification for a just account of the religious sentiment. He is utterly deficient in it himself. To him it is totally independent of morality: it is excisive and in the sensibility of the medium of sympathy. Human phenomena are likewise dependent on sympathy for just appreciation. Here is M. Ribot's disqualification for a just account of the religious sentiment. He is utterly deficient in it himself. To him it is conclusion are more sound. Consider that M. Ribot does not recognize reverence as an element in religion. His examination is limited to its lower and cruder forms.

Others of his conclusions are more sound. Considere is not a special sense with an innate faculty of one of our citizens, given to the public where of the control of the past. Fulpils and the problems which have a new man confronting sense in the light of the majority of the majority in the majority of the majority of the majority Intelligence is later in manifestation. But here general agreement ends. Divergence begins in the

Others of his conclusions are more sound. Conectence is not a special sense with an innate fac-ulty of distinguishing right from wrong; it is simply a comprehensive term for the mass of complex feelings which determine conduct. An element of the first importance for moral development, which feelings which determine conduct. An element of
the first importance for moral development, which
the first importance for moral development, which
the Specer failed to recognize in his "Data of
Ethics," is admitted by M. Ribot-viz, "prophets,"
in the highest Biblical sense of the word, as forttellers, or spokesmen, rather than foretellers, or
roothsayers; "discoverers in morals," he calls
them. "From causes of which we are isnorant, but
analogous to those which produce great poets or
apainters, there arise men of indisputable moral
superiority, who feel what others do not feel, just
as a great poet does compared with ordinary men.
The fact here touched is fatal to every materialistic
theory of life. The laws of matter allow no place
for free initiative. The physico-chemical base on
which life starts, according to M. Ribot, can yield
nothing higher than itself. Materialism can account for nothing which is not riedly conservative
of the original type. The free initiative of the "discoverer in morals," or the prophet in any line,
breaking with conservatism and abolishing the
past, is proof of a non-material cause. This M.
Ribot candidly admits, and tells us we do not know
what it is, it is simply that creative intelligence
which originates and animates the whole evolutionary process, for which his theory of life has no
place, but which is simply another name for life
itself. Finally we are constrained to protest that
contemporary science is by no means so material
initic and non-religious or irreligious as some recent
contributions from France to the "Contemporary
Science Series" would lead one to suppose.

MEDICAL AND SANITARY NOTES.

LOCAL DISEASES—In an interesting article on
the areas of disease "The London Saturday Review" remarks upon the ponsensus of medical
contemporary science is by no means so material
istic and non-religious or irreligious as some recent
contributions from France to the "Contemporary
Science Series" would lead one to suppose.

MEDICAL AND SANITARY NOTES.

LOCAL DISEASES—In an

tending, it may be, toward extinction. On the other hand, however, there are regions to which diseases have never reached, for instance, on the summits of high mountain ranges and in the circumpolar snowfields the carth and air and water are as barren of the microbes of disease as they are of animal life. The writer in 'The Review' admits that in a country like Britain, thickly populated for many centuries and with the freest circulation of population it cannot be doubted that every yard of surface contains the germs of the more common diseases, and the native of some newer land, brought over to Britain's shores, falls a victim to lise plague-stricken soil, but by generations of a destructive elimination Britons have become highly resistant to their native diseases—ver not fully so, for cancer and consumption, two of the most common scourges, still hold powerful sway.

DECLINE OF RACES,-Official statistics are quoted showing that the birth rate in France has fallen from 33 per 1,000 at the beginning of the century to 22 per 1,000, or less than the death rate. In some of the United States, however, this matter is even more serious, it would appear. Thus, the birth rate in Nevada is given as 16,30 per 1,000, Maine 17.99. New-Hampshire 18.4 and Vermont 18.5, while California, strange to say, has a birth rate of 19.4 per 1,000, or nearly 12 per cent less than that of France—a fact which, in view of the favorable climate, ample area and diversity of interest and employment characteristic of the State, is most striking. Following California is Connecticat, which has a birth rate of 21.3 per 1,000, Massachusetts 21.5, while Rhode Island has 22.5, or a somewhat higher rate than the French; then Wyoming, with its 21.8, comes between Massachusetts and Rhode Island, and Oregon figures at 22.5. These data, it is asserted, show that within a period varying from sixty to two hundred years, according to circumstances, the Anglo-Saxon race of inhabitants of New-England and the Pacific Coast will be replaced by another. quoted showing that the birth rate in France has

BRAIN THEORIES.-One of the best-known anatomists. Dr. George M. Kellogg, is quoted as advocating the theory that the brain, like the eyes, ears, hands, etc., is a double organ—in fact, that man has two brains, the greater number of nerves leading from each half of the brain to the half of the body which they govern, and crossing before connecting with the body, and only about one-tenth of the nerves which come from each side of the brain connect with the corresponding side of the brain connect with the corresponding side of the body. All mammals, it is remarked, are made up of paired organs, nerves, muscles and limbs, each side being a duplicate of the other in structure, function and form, except that they are reversals of each other. Man alone, as a result of habit, uses the right side of his body in preference to the left, and his has tended to make the left hemisphere of the brain predominant. When a movement is made the brain records it, and there is a slight change in development: if the nerves running to one-half of the brain are but little used they do not act voluntarily, and the left side of the brain soon becomes anxious to do all the work. Frequently, too, persons injured over the third left frontal area of the brain have become mutes, and then been educated to speak by training the right brain. Dr. Kellogg desires a race with two perfect hands and a double brain, healthfully responsive, each to cach, through these exquisite conducture, the nerves, and argues that children should be taught to use both sides of the body equally from earliest infancy. man has two brains, the greater number of nerves

MICRO-ORGANISMS NOT FATALLY HARM-FUL.-The investigations by Nencki have led him to conclude that the time will come when it will be possible to remove all micro-organisms from for As regards the question whether their action is necessary for the normal process of digestion, he presents reasons for believing that it is not, this conclusion being based on the following grounds: The acid of the stomach destroys the majority of the micro-organisms, only a small number oscaping this fate, and getting with the food into the intestinal tract; in the small intestines, their action is confined to the decomposition of the carbohydrates and the formation of lactic and succinic acids, alcohol, etc. It is only in the large intestine that the decomposition of albumins and the formation of aromatic bodies, and of the different acids under their influence, take place. As regards the question whether their action is

CTION OF POISONS.-The symptoms and effects produced by different poisons are readily cognizant even to the unprofessional. Carbolic acid cognizant even to the unprofessional. Carbolic acid produces immediate vertigo and intoxication, with burning pain all along points of contact; the breathing becomes steriorous, and the pupils of the eye contract; phosphorus; in overdoses, produces irritation and disturbance over every part of mucus it touches, and the contents of the stomach when removed are luminous as is phosphorus; prussic acid has the repute of being the most rapid of all poisons, a tenspoontul of two per cent of the article being fatal, the face turning bluish in a few seconds after the liquid is taken, and the person sinks to the floor. Optum, morphine and the like produce a period of exalitation, followed by stupor, which merges into death. Strychnine is followed by convulsions—the head jerks back and the body rests on the head and the heels, arched like a bow, these spasms coming intermittently like this until death.

RENEWAL OF RELIGION.

DR. NEWTON SAYS IT MUST GIVE MEN A NEW THOUGHT.

HE CRITICISES THE CHURCHES FOR NOT TAKING DEEPER INTEREST IN AFFAIRS OF THE DAY-DEMOCRACY AND RELIGION-

ERN QUESTION.

The Rev. Dr. R. Heber Newton, rector of All Souls' Episcopal Church, began yesierday a course of sermons on "The Place of Christianity in the Evolution of Christianity." Among other things he

The end of this century has been looked to by prophetic students as the end of a dispensation—the opening of a new order. Our fathers believed that Jesus Christ was to come again somewhere about this time. What does all this expectancy in the air mean? An old order changeth before our eyes, giving place to new. Within the new order that is arising everywhere a new soul is needed—a new religious inspiration growing out of new religious complications; a renewed faith, hope and love.

A RECENT WILL

The will of one of our citizens, given to the public during the week past, is a pathetic illustration of the confusion which is prevailing all about us in consequence of the changed outlook. It seemed to this estimable man that all religion had become

which goes forth "for the protection of the cross, but the average man smiles cynically at such conception of Christianity.

The characteristic feature of political life in the modern world is democracy. The set toward it is universal and resistless. It is a tremendous experiment upon which humanity is entering—one wholly unparalleled in history. The dangers of it have been foreseen by thoughtful men. Those dangers are now realized by the blindest. They resolve themselves on analysis into the decline of religion within the heart of the people. Democracy can be trusted under high enthusiasm when seeking a lofty ideal while owning the rule of a real religion. Can Democracy be trusted without religion? The three ideals of Democracy each show themselves to involve a real religion. Liberty without law is license. What law other than self-interest can bind man long without the vision of that higher life in which we are all members one of another; all parts of a divine whole? Freedom is possible only to the free man—the moral being, capable of discerning right and able to choose and obey it. Equality is a will-o'-the-wisp, if by it we mean equality of gifts and powers and advantages. The real equality possible to man lies in something independent of circumstances, superior to conditions—something back of and above matter and material things. Men are equal only as they are parts of an all-inclusive whole, which lifts all alike into a common life. It is as men are souis that they are equal one to the other, and only so. Fraternity is an iridescent dream unless the human brotherhood is the expression of a life born of a Divine Fatherhood. If we are to have a democracy, man must have a soul born within him capable of guiding and inspiring him.

SOCIETY EVOLVING A NEW ORDER

SOCIETY EVOLVING A NEW ORDER Society itself, the civilization of an industrial and commercial era, is evolving a new order before order is struggling to emerge from the ethical chaos we call civilization, awaiting only some regenerative enthusiasm for human rights to thrill through the seething masses, with eyes turned in Consolator; but its batteries don't work, and no electric throb draws classes and nations together in the brotherhood of love. Every new advance of humanity is won against the obstructiveness of the churches. Every social and political injustice, that one after another is swept violently away—slavery, land monopoly, the tyranny of capital, war—is defended up to the last by the sign of Him who came to break every yoke and to let the oppressed go free; over whose cradle the angels sang "Peace on earth, goodwill among men." Humanity is growing conscious of its magnificent possibilities of glorious life, which are still postponed, from generation to generation, because the churches, which should be consecrated to this task of social regeneration, have not the mind or the heart to grapple with it. They are busied, as their prototypes of old, with tithing mint, anise and cumin, the pretty, petty play of charities, while neglecting the weightier matters of the law, the stern and solemn sentences of justice.

The era of competition is ended. The era of combination has opened. All business is concentrating. In this massing of capital there is coming to be an absolute domination over the waseworker, over the interests of the people at large, over the life of the State itself. Yet this movement is natural and necessary. It is in the line of economic progress. The real question concerning it is can these new orders grow a soul within it—a spirit capable of mastering these monster powers and using them, not for self-aggrandizement, but for human service? If it cannot, there is a revolution shead worse than any the world has hitherto known. If it can, there opens an era of boundiess, beneficial progress. This is a question of religion. It is the old need of an ever fresh faith and hope and love.

Palainly, a real religious one.

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Religion must renew itself—must again clear the vision of man's mind and give him a new thought: freshen the life in man's soul and give him a new moral impulse thind

the Bible. Sometimes these difficulties have been timidly mentioned by devout believers, sometimes ostentatiously paraded by militant scepticism, and-often hidden away in the heart, a source of be-wilderment and pain. To many persons it seems as if the Scriptures were very strangely written, and might easily be improved. I wisn to mention some suggested improvements, to inquire whether such improvements would really make the Bible of more value in 'he moral and spiritual life and world.

such improvements would really make the Bible of more value in the moral and spiritual life and world.

Suppose we could eliminate the poetical element and reduce it to a plain prose statement of facts: Our prosaic Western intellect is often troubled when told that a certain chapter is prose poetry, for poetry to many men seems unreal and untrue. A large part of our Bible is poetry, and has so been printed in the revised version. A large part of our Bible is poetry, and has so been printed in the revised version. A large part of our life is poetry, an idealistic imaginative interpretation of the world. A primrose by the river's brink is something more than a primrose to a true man or woman. The sound of the village bell has a value beyond its acoustical one. And poetry is far truer than prose. The poet gets nearer the heart of the world than the man of science.

Another objection which it has been suggested might be cut out of the Bible is the realistic picture of human sin. This is an objection from precisely an opposite quarter. It has often been said that the Bible is too frank and literal in its dealings with the frailities of human mature. But my friends, the Bible is the mirror of the world, and if it is to redeem humanity it must take hold of human sin not with gloved and scented hands, but with a grip that will make men shudder. The laver of regeneration must be more than a spray of rosewater, and a Bible expurgated to the taste of dainty and fastidious saints would never have subdued Goths and Vandals and Anglo-Saxons to faith in Christ.

Another improvement which has been suggested is the removal of all apparent contradiction. The

of dainty and fastidious saints would never have subdued Goths and Vandals and Anglo-Saxons to faith in Christ.

Another improvement which has been suggested is the removal of all apparent contradiction. The Bible, like every other great monument of literature, is full of superficial verbal contradictions and inconsistencies. How often are they brought up and flung in our faces by superficial minds! Here is an example: "Moses and companions saw God in Israel", "No man hath seen God at any time." Again: "Thine eve shall not pity"; "Love your enemies." Now, we could easily remove these contradictions by destroying the progressive character of the revelation, and making the Bible look as if it fell out of the sky in a solid block, instead of growing, as it actually did, through fifteen hundred years. When a literature is fifteen hundred years. When a literature is fifteen hundred years. When a literature is fifteen hundred years. In getting together, it cannot say precisely the same thing on its first page as it says on the last. In making excavations in ancient Rome the government authorities are able to determine the age of a building by the character of the masonry. If masonry fifteen hundred years before Christ appeared the same as five hundred years after, they would know that some fraud had been committed. If the commands of Moses were identical with those of Christ, so that Christ's ideal was no advance on the Mosale ideal, it would be seen at once that the Hible was a forcery. Its inconsistencies are the works of genuine growth, and proofs of its divine origin and perpetual significance.

When a man says that the Bible teaches slavery and polygamy, as has recently been said in this city, he simply betrays his utter lack of historic perspective. As well say that chemistry teaches the existence of philogiston, because in the early stages of science such hellef was orthodox. The Bible teaches only what it teaches last, and all revelation culminutes in Jesus Christ.

SALVATION BY RIGHTEOUSNESS-CREEDS AND

Church of the Eternal Hope, in Eighty-first-st. near Columbus-ave., yesterday morning on the subject. "Do the Churches Believe in Creeds?" The text was Gulatians, vi. 7: "Be not deceived; God is not mocked; for whatsoever a man soweth,

"To James and Jesus and Paul," he said, "there were only two plans of salvation; one was salva-tion by righteousness, the other wasn't. All other plans were a jumble of negations. There is no end to the plans of saving people in other ways than by making them good. But the vital ques-tion is whether goodness constitutes salvation. This is the one question in theology; all others

are of small importance.
"In this, our everyday life in this world, the good man is the saved man. His reputation is saved. His family happiness is saved. He has the respect of the community and the love of his friends. He may be a Universalist, a Presbyterian, a Catholic. a Jew, a Mahometan, a Buddhist, an agnostic or an atheist-not his creed, but his character and conduct are his salvation in this world."

Dr. Crowe then spoke of the universal laws governing the physical world, saying that the same

erning the physical world, saying that the same physical conditions exist throughout the universe. He declared it his belief that the same spiritual conditions existed throughout the universe also, and that a man's saved condition here in this life would affect him in the life to come.

The belief of the evangelical creeds, he said appeared to depend upon the death of Christ as an atomement, and taught that the vilest criminal stood the same chance as the most virtuous man of being saved samply by accepting this belief. He then pointed to the fact that the churches themselves seemed to think lightly of this doctrine by teaching men to be good, to be virtuous and honest. The mothers teach their children to be noble and upright.

"Now," he said, "if this plan of teaching people to be good is the plan of saivation, it is a matter of the gravest concern. Then the conduct of business, in that work and thought compet good habit, is a missionary enterprise. Then our great

of the gravest concern. Then the conduct of business, in that work and thought compel good habit, is a missionary enterprise. Then our great literature, which lifts men to higher ideals, is a continued writing of Holy Scripture. Then everything which tends to man's progress is a divine event, for its results must sweep onward through death, and onward forever. If this is not true, then our whole system of civilization is wrong.

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By William Kennelly: Foreclosure sale: Eugene

HIS SUBJECT "THE REAL SIGNIFICANCE OF THE

PRESENT RELIGIOUS DISCUSSION."

At the Church of the Messiah yesterday morning the Rev. Dr. Minot J. Savage preached a ser-mor on "The Real Significance of the Present Re-ligious Discussion." He said among other things: "There are two great world theories, complete each in itself, both of them thinkable, mutually exclusive, one of which only can be true, and one of which must finally become dominant in the edu-cated free thought of the worlds. These two theories I wish to place face to face before you this morning, and call your attention to some of their special features and the claims which they have on the acceptance of men." Dr. Savage then discussed the biblical theory of

third part of the inhabitants of the world have heard anything about it (the Gospel); that the ma-jority of those who have heard about it reject it. Mr. Moody told us last year that in this country, which we love to think which we love to think of as the most favored a highly civilized and intelligent country in the world, out of seventy millions of inhabitants, not more than thirty millions ever enter the inside of any kind of a church. I wish to impress upon you the re-sult of this theory, of this six thousand years of endeavor on the part of God to bring his own children to a knowledge of His own truth. The upshot of it on this theory is that the few, the minority, will be

on this theory is that the few, the minority, will be saved, and the great majority eternally lost."

Then Dr. Savage proceeded to discuss the scientific theory of the creation. "No fail of man in this theory." he said. "No invasion of this world by any form of evil or any evil person from without. This story of the fail of man came into the world undoubtedly to account in some philosophical fashion for the existence of pain, of evil and of death. We account for it on this new isclentifier theory much more naturally, rationally, more honorably for God, more hopefully for men."

Dr. Savage declared that one could not make a patchwork of both theories. Man was either lost on he was not lost. The conflict was between these two theories, and one or the other must have supremacy.

people. "In conversation with an Episcopal clergyman a short time ago on theological questions, we agreed so well that I lauschingly said I raw no reason why I should not become a clergyman in the Episcopal Church."

THE REAL THIEF ESCAPED. From The Philadelphia Record.

one thing which alone is really needed. All else will disappear—political institutions, wealth, civilization, everything. As Mazzin said: "Every political question is rapidly becoming a social question, and every social question are religious one."

Religion must renew itself—must again clear the vision of man's mind and give him a new thought; freshen the life in man's soul and give him a new moral impulse; blind men together in a new enthusiasm and lift above us all a new lifeal, which we shall seek with toy. Our duty, as we find-ourselves in this epoch of transition, is to keep our minds open for the new light that God is preparing to send forth into the world and our neart eager for the new life into which He is preparing to lead us.

DR. FAUNCE SPEAKS OF THE BIBLE.

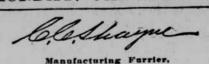
IT TEACHES ONLY WHAT IT TEACHES LAST, HE gays. AND ALL REVELATION CULMINATES IN CHRIST.

The Rev. Dr. W. H. P. Faunce preached on the subject, "Improvements in the Bible," at the Fifth Avenue Baptist Church yesterday morning. He selected his jext from St. Mark xii, 24: "Do ye not therefore err, because ye know not the Scriptures, neither the power of God." Dr. Faunce said in part:

During the laidelphia Record.

From The Philadelphia Record.

During the holiday season, when the department stores are crowded with shoppers, the force of described in these establishments is greatly increased. One of the largest stores employed in these establishments is greatly increased. One of the largest stores employed this season season season season season season season of the largest stores employed in these establishments is greatly increased. One of the largest stores employed this season se



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at what he thought an ingenious story. The true facts came out later, but the real crook has not been caught.

THE LOW PRICE OF COFFEE.

From The Philadelphia Record.

From The Philadeiphia Record.

The farmer who is not nappy this year must be a very ill-conditioned sort of person. Big crops and good prices are not all he has to be thankful for. The staple iuxury of his table, coffee, is so cheap that it must be a very poor farmer, indeed, who cannot afford to drink the exhitarating beverage without stint. The proceeds of a bushel of wheat will buy twice as many pounds of coffee as in former years when wheat was worth 25 to 60 cents a bushel less than at present. No. 7 coffee is quoted under 6 cents a pound at importing points—the lowest price on record, excepting possibly that of 1852.

Large profits heretofore when prices ruled high greatly stimulated the coffee industry. The areas of production were much extended, and as the young trees are now beginning to bear the yield is becoming excessive. The next crop promises to be even larger than that of this year. It is stated that much of the new growth will yield its first berries next season. It is therefore probable that for some time to come we shall have an abundance of coffee, and at prices that will not only gladden the farmers, but also the hearts of all the good housewives in the land, and experts say that its quality will be superior, as the young trees yield a better product than do the old ones. These assurances should also be comforting to those who count the country's income and outgo, and who are anxious about trade balances. This confree, which in times quite recent cost \$30,000,000 to \$10,000,000 more than it is coating now. In other words, we may now keep at home that much gold, or an equal value in products, which we formerly sent abroad in part settlement of our coffee bills, or we may sell the usual surplus and get that much cash.

Coffee is but one of the many important articles of import we are now buying at low and greatly

would know that some fraud had been committed. If the commands of Moses were identical with those of Christ, so that Christ's ideal was no advance on the Mosaic ideal, it would be seen at once are the works of genuins growth, and proofs of its divine origin and perpetual significance.

When a man says that the Bible teaches slavery and polygamy, as has recently been said in the city, he simply betrays his utter lack of historic perspective. As well say that chemistry teaches the existence of phiociston, because in the early stages of science such belief was orthodox. The Bible teaches only what it teaches last, and all revelation culminates in Jesus Christ.

DR. CROWE ON THE CREEDS.

SALVATION BY RIGHTEOUSNESS—CREEDS AND THE ATONEMENT.

The ATONEMENT.

The Rev. Dr. W. S. Crowe preached at the Church of the Eternal Hope, in Eighty-first-st.

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6 P. M. Steamers Maine and New-Hampshire. NEW-HAVEN-Fare, 81, Excursion, \$1.50; fast steamer leaves Pier 25, E. R., daily (Sundays excepted), 5 P. M. Returning, leaves New-Haven 12:30 night

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Tickets at American Tract Society, 10 E. 23d Street:
P. H. Revell's, Preshyterian Building, and at various
offices of the Young Men's Christian Association in the For information and tickets address W. E. LOUGEE, East 23d Street, New York City.

REAL ESTATE.

A PROMISING BEGINNING FOR THE YEAR'S BUSINESS.

REMARKABLE SUCCESS OF THE Y. M. C. A. AS AN OPERATOR-UPTOWN LOT SALES UN-

AFFECTED BY THE RAPID TRANSIT

SETBACK-POOR BUSINESS IN THE AUCTION-ROOMS -THIS WEEK'S

The close of the first week of the new year finds real estate brokers in a more hopeful frame of mind than they have been for many weeks. While the volume of business reported for the week has not been remarkable, the private sales make a much more satisfactory showing than they did in any of the last few weeks of the old year, and they include many good items. The passing of the New-York Athletic Club's old building and site, at Fifty-fifth-st, and Sixth-ave., into the hands of the rejuvenated Democratic Club has already been dealt with in these columns. The most interesting part of this transaction now is the fact that it leaves upon the market the Democratic Club's present clubhouse, valued by the directors at

The real estate dealing into which the Young

Men's Christian Association has plunged was, however, one of the best things of the week, and it can hardly turn out in any other way than to th advantage of that organization. The site of the present building of the association, at Twentythird-st. and Fourth-ave, is valued, without the building upon it, at nearly \$1,000.000. The building, when it was erected in 1809, cost \$400.000. For the plot now acquired, at the northwest corner of Lexington-ave, and Twenty-sixth-st., and the seven houses upon it, the association pays \$151,000. As there is little doubt, in view of the existing and prospective improvements along the line of Fourthave., that the institution will soon be able to sell its old home at its own price, when it does it will be in a position, after having had the use of the old place for nearly thirty years, to pay for the new plot and for a handsome building, suited to its every requirement, out of the price of the old plot alone, without regard to the building upon it. As to the other sales of the week, the placing of new plot and for a handsome building, salted to
do. Mount Verner Hotel, E. P. \$1 and
do. The Hotel Aliamont, E. P. \$1 and
do. Copiey Sq. Hotel, E. P. \$1.50 and
do. Copiey Sq. Hotel, E. P. \$1.50 and A. P. \$1.50 and
do. Copiey Sq. Hotel, E. P. \$1.50 and A. P. \$1.50 and
do. Copiey Sq. Hotel, E. P. \$1.50 and A. P. \$1.50 and
do. The Hotel Aliamont, E. P. \$1.50 and
do. The Hotel at Twenty-first-st. and Second-ave. will have a good effect on the value of realty in that section, as will also the establishment of a new apartment house at the southwest corner of Eighth-st. and Second-ave. Most significant to real estate men in the transactions of the week, however, were the purchases of uptown lots for building operations in spite of the setback to rapid transit from the atti-

Among other big deals in progress, with every Among other big deals in properties inhope of a successful close, are lost ealso expected volving \$200,000 each. Contracts are also expected to be signed early this week by which a tract of to be signed early this week by which a tract of to be signed early this week by which a tract of seventy lots on the Southern Boulevard will be ex-changed for a downtown building, with a prospect changed for a downtown building, with a prospect of the lots being immediately improved. In fact, there is every hope that the volume of real estate business transacted in the first four weeks of this year will show a remarkable improvement on recent

houses Nos. 142 and 144 West Twenty-eighth-st., 25x IN THE AUCTION ROOMS.

IN THE AUCTION ROOMS.

The most unsatisfactory side of the opening business of the year was seen last week in the auction rooms. Throughout the week the attendance was poor, and the sales, most of them forced auctions. resulted in the buying of the property by the persons who brought the suits. The voluntary offerings of improved property were only two in ferings of improved property were only two in number, parcels at No. 54 East Eleventh-st. and number, parcels at No. 54 East Eleventh-st, and at No. 22 Maiden Lane. The Eleventh-st, property was withdrawn on a bid of \$36,000, and as the owners of the Maiden Lane parcel had an offer of \$30,000 for it and no bids over that amount were forthcoming it also was withdrawn. Twenty-one lots in Jerome-ave, were disposed of for a total sum of \$33,500, a price whooly invatisfactory, in view of the situation of the land and the fact that it is alcoming it also was withdrawn. Twenty-one lots in Jerome-ave, were disposed of for a total sum of \$33.50. a price wholy unsatisfactory, in view of the situation of the land and the fact that it is al-

the situation of the land and the ready level.

For the coming week the auction sales are not of a remarkably attractive character, but the prospect offered to intending bidders is better than it was last week. It is noteworthy in this connection that the new rule adopted by the Appellate Division requiring more liberal advertising in the case of forced sales makes it possible to estimate much more closely the value of the property of

field, east side, block front from Iweith-ave. to Thirtreenth-ave. 25x105, vacant; due on Judgment, \$8,539.

By William Kennelly: Foreelosure sale; Eugene H. Ponierov, referes: Cathedral Parkway, north side, 100 feet west of Seventh-ave., 2xxall, vacant; due on judgment, \$2,548.

By Peter F. Meyer & Co. Foreelosure sale; Thomas F. Donnelly, referee; No. 508 West Fortyninth-st., south side, 128 feet west of Tenth-ave., 25,4300.5, five-story stonefront tenement-house, with stores; due on judgment, \$18,437.

By Peter F. Meyer & Co.: Foreelosure sale; John H. Judge, referee; No. 418 East One-hundred-and-twelfth-st., south side, 255 feet east of First-ave., 20x100.11, five-story brick tenement-house, with stores; No. 421 East One-hundred-and-twelfth-st., south side, 255 feet east of First-ave., 20x100.11, five-story brick tenement-house, with stores; due on judgment, on No. 418, \$16,841, on No. 421, \$15,122, wednesday - By George R. Read; Foreciosure sale; George L. Nichols, referee; No. 530 West Fifty-first-st., south side, 261 feet west of Eighth-ave., 20,52100.3, five-story brick flathouse; due on judgment, \$3,928.

By James L. Wells: Foreclosure sale; J. Addison Young, referee, southwest corner of Samuel (One-hundred-and-eightieth) st. and Mohegan-ave., 75.1x 133.2, vacant; due on judgment, \$2,56.

By D. Phoenix Ingraham & Co.: Foreclosure sale; Roger Foster, referee; No. 215 West Eighty-eighth-st., north side, 175 feet west of Amsterdam-ave., 25x100.5, five-story brick flathouse; due on judgment, \$6,464; subject to another mortgage for \$10,000.

Judgment, 26,464; subject to another mortgage for \$20,000.

By Peter F. Meyer & Co.: Partition sale; John J. Townsend, referee: No. 226 Rivington-st. north side, 86 feet east of Pitt-st., six-story brick building, with store and lofts.

By Peter F. Meyer & Co.: Foreclosure sale; Gustave S. Drachman, referee; No. 219 West Fortieth-st., north side, 250 feet west of Seventh-ave, 25,488, five-story stone-front flathouse; due on judgment, 25,661.

By Peter F. Meyer & Co.: Foreclosure sale; Edward Browne, referee; No. 130 East Ninety-fifth-st., south side, 235 feet east of Fourth-ave, 18x100.8, three-story brick dwelling-house, due on judgment, 413,343.

By Thompson & Pryor: Foreclosure, also December 18, 248.

st, south side. 135 feet east of Fourth-ave., 18x100.8, three-story brick dwelling-house, due on judgment, 132.43.

By Thompson & Pryor: Foreclosure sale: Donald McLean, referee: Hampden (One-hundred-and-elghty-third) st, south side, 10) feet east of Grand-ave., 5x100. vacant; due on judgment, 1734.

By E. H. Ludlow & Co.: Executor's sale: No. 6 Perry-st, south side, 858 feet west of Greenwich-ave., 2x35, three-story brick dwelling-house.

Thursday.—By George R. Read: Foreclosure sale: Roger Foster, referee. Nos. 234 and 336 East Thirty-fifth-st, south side, 125 feet west of First-ave., 50x 100, can and wood yard, with two-story brick officer due on judgment, 18,301.

By Peter F. Meyer & Co.: Foreclosure sale: John H. Judge, referee: No. 420 Lenox-ave., northeast corner of One-hundred-and-thirty-first-st., 17x55, three-story stone-front dwelling-house; due on judgment, 184,006.

By Peter F. Meyer & Co.: Foreclosure sale: Charles Steckler, referee: No. 822 Forest-ave., east side, 105 feet north of One-hundred-and-sixty-first-st., 27x135, two-story frame dwelling-house, with two-story frame dwelling-house at rear; due on judgment, 134,00.

By Thompson & Pryor: Foreclosure sale: James M. Ward: referee; No. 293 to 201 Avenue B. east side, block from between Seventeenth and Eichteenth sts., 181x138, one, two and three story brick and frame buildings, lumber yard, etc.; due on judgment, 132,703.

By Thompson & Pryor: Foreclosure sale: Edward D. O'Brien, referee; No. 36 Second-ave, east side, 106 feet north of Fifty-first-st., 205x100, a four-story stone-front tenement-house, with stores; due on judgment, 512,763.

Friday.—By Thompson & Pryor: Foreclosure sale: Norman T. M. Melliss referee; No. 108 Sacond-ave.

on judgment, \$12,763.

Friday.—By Thompson & Pryor: Foreclosure sale: Norman T. M. Melliss, referrer; No. 158 Sacond-ave., northeast corner of Tenth-st., 25x165, a five-story brick tenement-house, with stores; due on judgment, \$25,769.

Winter Resorts.

THE SHELBURNE, Atlantic City, N. J.

Directly on the beach. Open throughout the entire year. J. D. SOUTHWICK, Mgt. Through buffet parlor car, via Penna, R. R., leaves 22d Street at 1:20, Desbrosses and Cortlandt Sta., at 1:40. HOTELST. CHARLES

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Hot and cold fresh and sait water in all baths.

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This list appears Mondays, Wednesdays and Saturdays, HOTELS OF THE WORLD.

For descriptive booklets of any Hotel below, call of address (send stamp)

Motel Variff Bureau Go. 63 Fifth Ave., New-York. 96 Regent St., London. 248 Rue de Rivoit, Paris.

HOTEL POOKET GUIDE.

GRATIS. (A. P. means American Pian, E. P. Eu BALTIMORE, Md. The Stafford Hotel, E. do. The Hotel Attament, E. P. 81 and BOSTON, Ya. S. Hotel Vernon Hotel, BOSTON, Ya. S. Hotel Vernon Hotel,

KEY WEST HOTEL KEY WEST A P. Open all year, Leon H. Cilley, Mar. MIAMI, BISCAYNE HOTEL. A P. Opens Dec. 1. II. E. Bemis, Mgr. PALM BEACH, ROYAL POINCIANA, A. P. Opens Jan. 15. Fred Sterry, Mgr.

PALM BEACH, PALM BEACH INN. A. P. Opens Dec. 25, Fred Sterry, Mgr. ST. AUGUSTINE, PONCE DE LEON, A.P. Opens Jan 19. Robert Murray, Mgr. ST. AUGUSTINE, ALCAZAR. A.P. Opens Nov. 10, Jos. P. Greaves, Mgr.

TAMPA, TAMPA BAY HOTEL A. P. Opens Dec. S. D. P. Hathaway, Mgr. WINTER PARK, SEMINOLE ... A P. Opens Jan. 17. A. E. Dick, Mgr. KISSIMMEE, KISSIMMEE A. P. Corns Jan & L. E. Bullock, Mgr.

BELLEAIR, BELLEVIEW. A. P. Opens Jan. 17. W. A. Barron, Mgr. PUNTA GORDA, Hotel Punta Gorda, Opens Jan, 17, 1. H. Abbott, Mgr. FORT MEYERS FORT MEYERS Hotel, Opens Jun. 17. F. H. Abbott, Mgr.

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The Cochran Hotel, A. P., \$3 up.
Riggs House, Willard's and National, A. P., \$3 up.
Hotel Wellington, E. P., \$1.50; A. P., \$3
The Ruckingham, A. P., \$3 up.

Drorosals.

OCEAN MAIL LETTINGS. NOTICE TO BIDDERS.

Post Office Department.

Washington, D. C., November S. 1807.

In accordance with the provisions of an act of Congress, approved March 2, 1801, entitled "an Act to provide for ocean mod service between the United States and foreign ports and to promote commerce," proposals will be received at the Post Office Department, in the city of Washington, until 3 o'clock p. m. on Tuesday, the 15th day of February, 1808, for conveying the mails of the United States by means of steamships described in said Act, between the several ports of the United States herein named, and the port of Port Antonio, Jamaica, as specified in the schedule published herewith

Each bidder is required to submit proposals for service on said route, under a contract for five years, and also for ten years, which shall commence on the 1st day of July, 1808. The right is reserved by the Postmaster General to authorize service to begin under contract, in whole or in part, October 1, 1808, instead of July 1, 1808.

Under the law the right is reserved to the Postmaster General to reject all bids not, in his opinion, reasonable for the attainment of the purposes contemplated by the Act.

SCHEDULE.

Route No. 74—"O. M. S." From Boston to Port Antonio, Jamaica, twice a week from April 1st.

purposes contemplated by the Act.

SCHEDULE.

Route No. 74—"O. M. S." From Boston to Port Antonio, Jamaica, twice a week from April 1st to September 30th, inclusive, and once a week from October 1st to March 31st, inclusive. From Philadelphia to Port Antonio, Jamaica, once a week from October 1st to March 31st, inclusive. In vessels of the fourth class. Time of voyage from Boston to Port Antonio, five days; from Philadelphia to Port Antonio, four days. Bond required with bid. \$15,000. Contract for five years or for ten years. The right is reserved to the Postmaster General to substitute New York for Philadelphia as one of the terminal ports during the period from October 1st to March 31st, inclusive, in each year; after sixty days' notice, and with the consent of the contractor. Time of voyage from New York to Port Antonio, four and one-half days.

New York to Port Antonio, four and one-hardays.

Proposals are also invited on said route for service conforming to the schedule set out in the preceding paragraph, as to number of trips, time of voyage, terminal ports, and to all other material provisions therein, in vessels of at least 2,000 tons gross tonnage, to be constructed as to the matter of strength and their prompt and economical conversion into auxiliary naval vessels and in all other respects conformably to the requirements of Section 4 of the Act aforesald, applicable to vessels of the third class (except as to the matter of tonnage), and capable of maintaining a speed of fourteen knots an hour at sea in ordinary weather, as prescribed for vessels of the third class in the third section of the said Act. Said vessels to be employed and rated as of the fourth class, and upon contract for the periods named in the preceding paragraph, to wit: for the period of five years, and also for ten years.

The contractor on this route will be permitted to substitute, at any time during the contract

The contractor on this route will be permitted to substitute, at any time during the contract term, one or more vessels of the second or third class without additional compensation therefor.

NOTE.—On return voyages vessels may touch at any ports not named in the schedule if by doing so the outward voyages are not delayed. Circulars containing a capy of the above-cited Act, a description of the route, instructions to bidders, and blank forms of proposals with accompanying bonds, can be obtained of the Superintendent of Foreign Mails, Post Office Department, on and after December 1, 1897.

JAMES A. GARY.

Postmaster General.

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For health and pleasure. The appointments of a first-class Hotel. Elevator, steam heat, sun-parlor and promenade on the roof. Suites, with baths. Massage. Electricity. All Water baths. Dry tonle air. Saratoga Waters, elegant sleighing, tobogganning, skating, etc. Open all

HOTEL ROYAL Rentucky-ave. Atlantic City. N.

Miller, formerly of the Elberg.

HOTEL ROYAL Kentucky-ave. Atlantic City. N. J.

Heated sun parlor. Special Winter ratea HENRY

MILLER, formerly of the Elberon.

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Old the pier foot of West 120th St., North River. Contract

Pier "A." Battery Place, until 1:45 P. M. January 22,

1808. For particulars see "City Record."